

City Council Introduction: **Monday**, November 4, 2002

City Council Public Hearing: **Monday**, November 18, 2002, at **1:30 p.m.**

Bill No. 02R-265

County Board Public Hearing: **Tuesday**, November 26, 2002, at **1:30 p.m.**

## **FACTSHEET**

**TITLE:** **COMPREHENSIVE PLAN AMENDMENT NO. 02002.9 (Proposal #9)**, requested by the Lancaster County Agricultural Society, to amend the 2025 Lincoln-Lancaster County Comprehensive Plan to change 10-12 acres of Public/Semi-Public and Greenspace to Commercial, on property generally located at the southeast corner of No. 84<sup>th</sup> Street and Havelock Avenue.

**STAFF RECOMMENDATION:** **Denial.**

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/16/02  
Administrative Action: 10/16/02

**RECOMMENDATION:** **Denial** (6-3: Steward, Bills-Strand, Larson, Carlson, Newman and Taylor voting 'yes'; Krieser, Duvall and Schwinn voting 'no';).

### **FINDINGS OF FACT:**

1. The staff recommendation to **deny** this comprehensive plan amendment request is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth in the staff report on p.2, concluding that, due to the site, floodplain and access constraints, this is not an appropriate site for large commercial or retail development. If the Events Center is interested in small scale commercial development oriented to visitors and integrated within the overall site, than an overall plan for the entire 43 acres should be developed and submitted for review and further discussion.
2. The applicant's testimony is found on p.4-5.
3. The Planning Commission discussion with the applicant and staff is found on p.5.
4. There was no testimony in opposition.
5. On October 16, 2002, the Planning Commission agreed with the staff recommendation and voted 6-3 to recommend **denial** (Krieser, Duvall and Schwinn dissenting). See Minutes, p.6.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** October 29, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** October 29, 2002

**REFERENCE NUMBER:** FS\CC\2002\CPA.02002.9

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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### Comprehensive Plan Amendment No. 02002 Proposal #9

Applicant	Location	Proposal
Charles Wilnerd, President for Lancaster County Agricultural Society	N. 84 <sup>th</sup> & Havelock (southeast corner)	Change 10-12 acres of Public/Semi-Public and Greenspace to Commercial use for motels, restaurants and other retail uses
<b>Recommendation: Denial</b> Area should be designated as Public/Semi-Public and Greenspace use to reflect the location of the Lancaster Events Center and floodplain. Significant commercial use is not appropriate at this location.		

#### Status/Description

The Lancaster Events Center is on the southeast corner of 84<sup>th</sup> and Adams Street hosts special events such as the County Fair, conventions, horse shows, and trade shows. The overall sites is 43 acres of which 10 to 12 acres are proposed for development. The Event Center envisions future restaurants, retail or motels on the proposed site. A substantial part of these 10-12 acres is in the floodplain.

#### Comprehensive Plan Implications

Additional commercial development along North 84<sup>th</sup> Street could potentially add to traffic delays on this roadway. North 84<sup>th</sup> Street, from O Street to Cornhusker Highway, is planned for 6 lane development due to projected traffic volumes in the future. Commercial development if integrated with the Events Center and oriented to persons visiting the site, could potentially reduce the amount of additional traffic on the arterial street. Direct access from the commercial uses to Havelock Avenue or North 84<sup>th</sup> Street would impact the function of these streets.

The Comprehensive Plan encourages development outside of the floodplain. There is a small area of less than four acres that is outside of the floodplain and not in planned use by the Events Center.

Public Works has noted in their staff reports that access to 84<sup>th</sup> Street would be restricted unless a public access easement be granted by the county, while access to Havelock Avenue needs further study. They also state that portions of this area were not anticipated to be served by the Regent Heights trunk sewer, however, portions of the site may be served by gravity sewer service subject to a detailed survey and grading plan for the site. Green Space is more compatible with floodplain than a commercial land use designation. Public Works and Utilities Department state "The 2025 Comprehensive Plan assumed that in areas not already designated for urban development, future development would be located outside of the floodplain. In addition, the Plan recognizes the importance of preserving flood storage

and conveyance and that the Mayor's Floodplain Task Force is charged with recommending revisions to the existing floodplain standards. Page F 78 of the Comprehensive Plan notes that: *'there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas.'*'' (see memo after last proposal.)

### Conclusion

Due to the site, floodplain and access constraints, this is not an appropriate site for large commercial or retail development. If the Events Center is interested in small scale commercial development, oriented to visitors and integrated within the overall site -- then an overall plan for the entire 43 acres should be developed and submitted for review and further discussion.

**COMPREHENSIVE PLAN AMENDMENT NO. 02002.9**  
**PROPOSAL #9**  
**Southeast corner of No. 84<sup>th</sup> Street and Havelock Avenue**

**COMPREHENSIVE PLAN AMENDMENT NO. 02002**

**14 LAND USE PROPOSALS.**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Steve Henrichsen of Planning staff advised the Commission that these are the 14 land use proposals which came before the Planning Commission last April during the Comprehensive Plan update. The Planning Commission had recommended that these proposals be held over, and the City Council and County Board agreed. Proposal #1 requested by the School Sisters of Christ the King will not be heard today. The applicant previously requested that this proposal be deferred.

*(Editorial Note: The Commission held public hearing on all 13 land use proposals before taking administrative action on any of them. Once the public hearing was closed, the Commission went back to Proposal #2 and voted on each proposal separately. For purposes of organization and clarity, the action taken by the Commission at the close of the public hearing is being inserted with the appropriate proposal within this minutes documents.)*

**COMPREHENSIVE PLAN AMENDMENT NO. 02002**

**PROPOSAL #9**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Staff recommendation: Denial.

Proponents

**1. Bill Austin** appeared on behalf of the applicant, **Lancaster County Agricultural Society**. Since the inception of the Event Center and development at 84<sup>th</sup> and Havelock, the Ag Society has assumed that the remainder of the land around the site would at some point be developed with complementary uses such as hotel, motel and restaurant. Water and sewer are available but staff indicates that they would anticipate that the Regent Heights sewer would be utilized. There are roads. 84<sup>th</sup> and Havelock is an area that is developing. It makes sense to request a commercial designation as they assumed the commercial designation would further the goal of the development of this site. It would also facilitate discussion with people who might be interested in developing on behalf of the Ag Society. There is no intent to seek a designation to sell the property for office use. The goal is to lease out the

site and keep it under the auspices of the Ag Society with availability to the Ag Society for continued revenue stream and assistance in the continual financing of the Event Center. Having the commercial designation in place would be one less hurdle that would need to be overcome at such time as individuals or entities are found to develop the site.

Austin recognizes that the staff is recommending denial and the Ag Society does understand some of the concerns, one of which is that they are leery of having this site designated as commercial and the possibility of an ownership change and zoning changes in the future. The Ag Society recognizes the floodplain and the need for limited development.

Austin stated that the Ag Society would certainly want to work with the staff in developing a comprehensive development plan for the site and will continue to do so, even if this proposal is turned down.

Austin did not know how the building is currently sewered.

Steward inquired whether the proposed commercial plans were obvious at the time the original building was built and the site developed. Austin believes that they were. He believes they had talked with the County Board about developing a hotel or motel, something to complement the events. Steward did not recall anything coming before this Commission that indicated future development of that site. Austin did see some of the brochures showing future development, but he does not know where they were distributed.

Carlson asked the applicant to respond to the fact that the new Comprehensive Plan discourages the development of new commercial and industrial in the floodplain. Austin responded that to some extent, this is a unique development and it would not be such a significant deviation from what the Comprehensive Plan contemplates to recognize a need for some complementary uses there. The Ag Society can show that it would be beneficial to have some restaurants and/or some hotel or motel type facilities to make the Event Center more financially strong and usable.

Carlson asked staff whether there is any information that this was planned all along. Duncan Ross of Planning staff stated that the Event Center did not come before the Planning Commission because the Ag Society is a governmental entity. Therefore, it did not require the review and approval of the Planning Commission and City Council.

Carlson asked staff to respond to the floodplain issue. Ross stated that there are approximately 12 acres that are not in the floodplain. This was not designated commercial and industrial and it would be a policy decision about designating commercial and industrial development in the floodplain. The staff concluded that more information regarding the entire site is needed.

Being a governmental subdivision, Schwinn wondered whether this would come back before the Planning Commission again. Steve Henrichsen of Planning staff stated that any use run by the Event Center would not have to come back to the Planning Commission; however, if they were constructing buildings for a non-public use, such as leasing to a restaurant or motel, that would require a change of zone which would come back to the Planning Commission.

Schwinn believes that this property has been annexed. Henrichsen concurred. There is an annexation agreement regarding the utility services. The main building is on city sanitary sewer today.

There was no testimony in opposition.

Public hearing was closed.

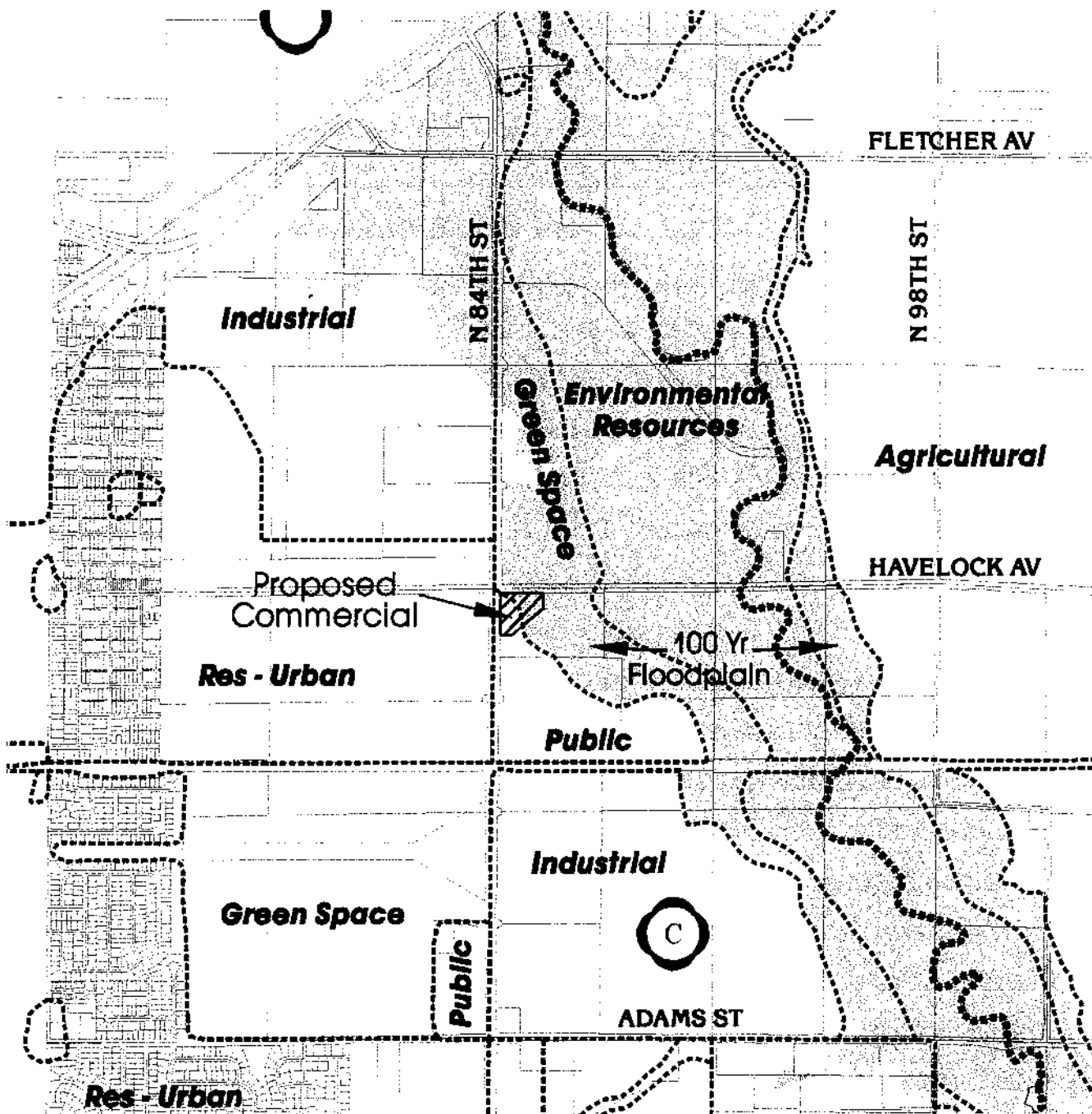
**COMPREHENSIVE PLAN AMENDMENT NO. 02002.9**  
**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 16, 2002

Larson moved to deny, seconded by Carlson.


Schwinn stated that he will vote against the motion. He believes this would be an appropriate place for the Ag Society to have the facilities they are proposing. The site is less than 50% floodplain and he believes it can be mitigated. He would like to see this happen to support the Ag Society.

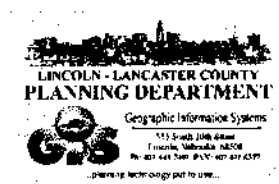
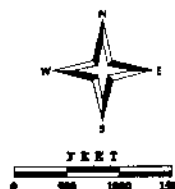
Motion to deny carried 6-3: Steward, Bills-Strand, Larson, Carlson, Newman and Taylor voting 'yes'; Krieser, Duvall and Schwinn voting 'no'.



# N. 84th & Havelock Av.

## Comprehensive Plan Proposal # 9

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
-  From Public/Semi-Public and Green Space to Commercial



# 110



# LANCASTER COUNTY FAIR

P.O. Box 29167, Lincoln, NE 68529 ~~~ (402) 441-6545 ~~~ Fax: (402) 441-6046 ~~~ [lccenter@alltel.net](mailto:lccenter@alltel.net)

**To:** City – County Planning Commission

March 13, 2002

**From:** Lancaster County Agricultural Society

Charles Willnerd, President (402-423-6161 or 402-430-9049)

**Request:** Designate part of the Southeast corner of 84<sup>th</sup> and Havelock Avenue as Commercial Use in the Comprehensive Plan update.

**Current Designation:** Public – Semi-Public

**Current Use:** The site of the Lancaster Event Center and Lancaster County Fair. The Lancaster County Agricultural Society is a political sub-division, created by State Statute and funded through the County Board of Commissioners. Venues are public in nature for education, entertainment and recreation.

**Reasons for Request:** Commercial designation would allow for future leasing of 3-5 pad sites for businesses that would complement the current use of the property.

-Compatible use would be: - Motel

- Retail clothes and accessories

- Food establishment

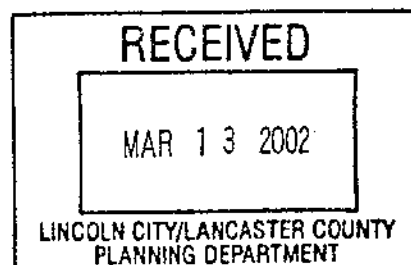
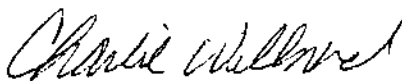
-The lease income would help self-sustain the Lancaster Event Center and thereby relieve the county taxpayer.

-Other commercial and industrial designations are adjoining and nearby.

-Infrastructure for water, sewer, electricity and access are in place or available.

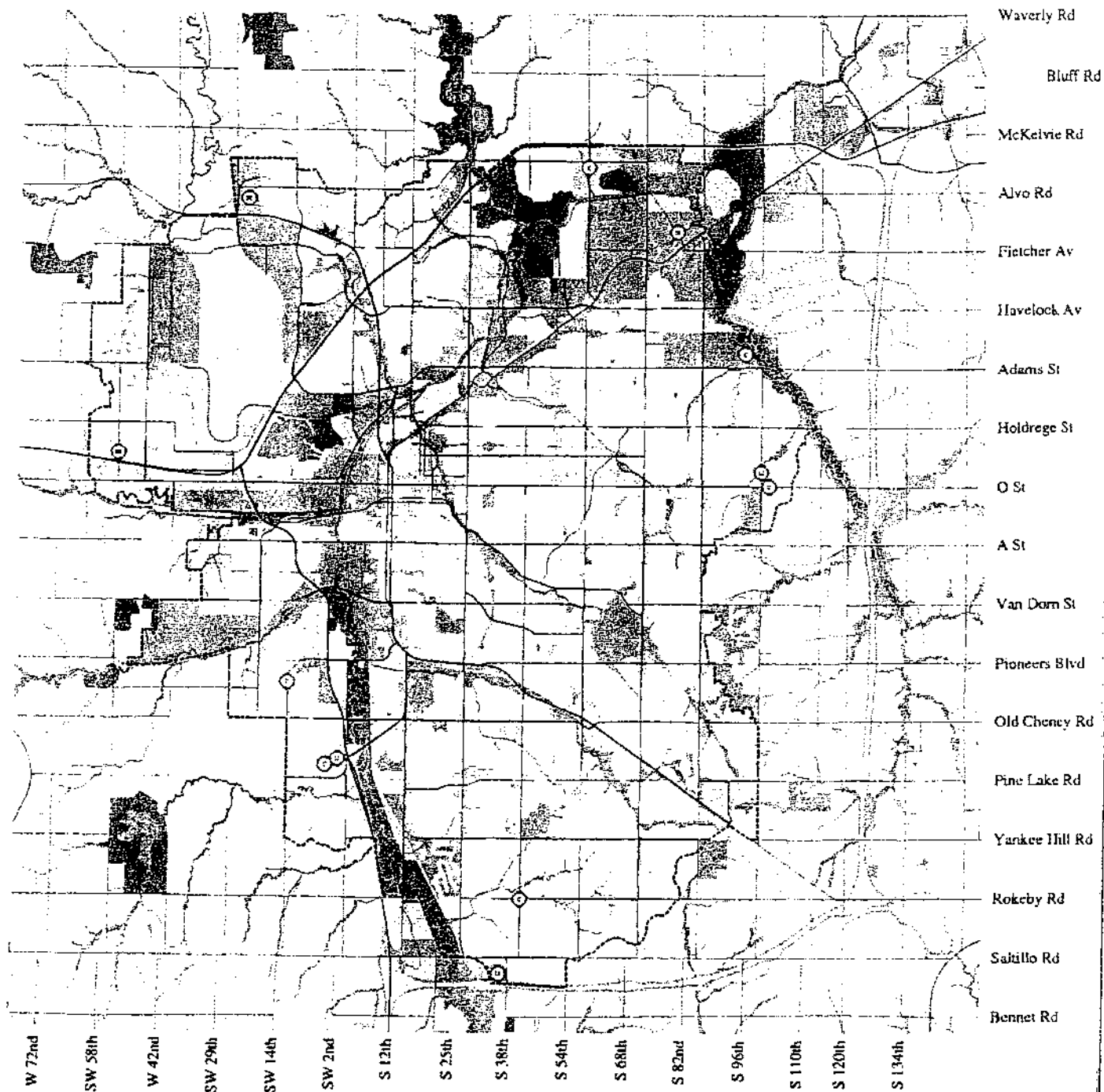
-The future use of the site was part of the LCAS Building Committee recommendations in the master plan.

Thank you for your consideration.



# LINCOLN AREA DETAIL

## FROM LINCOLN / LANCASTER COUNTY LAND USE PLAN



### LEGEND

- |                          |   |
|--------------------------|---|
| Residential, Urban       | Lakes & Streams                                       |
| Residential, Low Density | Environmental Resources                               |
| Commercial               | Agricultural  |
| Industrial               | Agricultural Stream Corridor                          |
| Green Space              | Future Service Limit                                  |
| Public and Semi-Public   | New Proposed Comm or Indus Center (Not Site Specific) |

### NOTES ON PROPOSED LAND USE

The location of each land use designation is generalized. The appropriateness of a particular zoning district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. Please consult other sources for exact locations of environmental resources such as wetlands, native prairie and floodplain. Not all of these resources are displayed on this figure.

The incorporated town plans are displayed on this figure. In many circumstances the land use categories in the town plans were different from the categories used in the Lincoln / Lancaster County Plan, so some adjustments were made for the purposes of this display. These communities and their specific adopted plans should be consulted as the source for decisions within their zoning jurisdictions.



24th STREET

Subject Area

HAYBOCK AVENUE

AIR COLLECTING AREA

10-1-23

## Proposed Comprehensive Amendment 02002

The Public Works Department has completed review of the proposed Comprehensive Plan Amendments. Please be reminded that these proposed land use amendments do not contain the necessary specifics to identify improvements to the transportation network. We have addressed each of the proposed amendments separately, however, the following comments would also apply to the individual analyses:



### GENERAL COMMENTS:

- a. For future arterial street projects (2 lanes + 1 center turn lane and 4 lanes + 1 center turn lane), the right-of-way is generally 120' in width, while arterial street projects which are 6 lanes + 1 center turn lane have a right-of-way width of 140'. Projects occurring at the intersection of two arterial streets will warrant the further dedication of public right-of-way up to 130' in width for a distance of approximately 700' in all directions as measured from centerline.
- b. All full access points shall be located only at the quarter mile and half mile points. All other access locations to major streets shall be relinquished and established on side streets.
- c. As a minimum, the construction of a 2 lane + 1 center turn lane suburban roadway cross section shall be a condition of the annexation/off-site improvement agreement.
- d. Approval of proposals regarding low density residential developments should not be approved until acreage standards are developed

### AMENDMENTS:

1. *4100 SW 56th Street* - Under the current Comp Plan the area is shown outside the service limit. This proposal would amend the service limits to include this property. We would also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

#### **TIER II**

- 2a. *UNL Downtown Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan have been reviewed and addressed in conjunction with the Antelope Valley Project.
- 2b. *UNL East Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan are reviewed when

roadway/utility projects are scheduled in the area.

3. *South 82nd & Roca Road* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**OUTSIDE TIER III**

4. *112th & Old Cheney Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER II**

5. *112th & Pine Lake Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER II**

6. *SW 70th & W. Van Dorn Streets* - The area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER II**

7. *N. 84th Street & Waverly Rd.* - Under the current Comp Plan the area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

**TIER III**

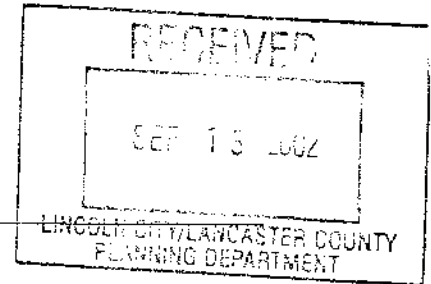
8. *Hwy. 6 & N. 162nd Street* - Under the current Comp Plan the area shown is outside the service limit. The specifics of this proposed Industrial development have not yet been identified. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site. Access to Hwy. 6 is somewhat restricted due to the at-grade rail crossing located on the south side of the development.

**OUTSIDE TIER III**



9. *N. 84th Street & Havelock Ave.* - Under the current Comp. Plan the area is in the service limit. This proposed commercial development is located adjacent to the Lancaster County Events Center. Access to 84th Street would be restricted to right-in right-out unless a public access easement would be granted by the county. Access to Havelock Ave. should be reviewed and if possible, be combined with the event center. The proposal does not conform with Land Use Plan as identified in the Comp Plan.
10. *N. 84th Street & Adams Street* - Under the current Comp Plan the area is in the service limit. This proposed commercial development is located on the North Forty Golf Course. Access to 84th Street would be prohibited, while access to Adams Street would be restricted to right-in right-out. Due to right-of-way constraints and current land uses west of 84th Street, it may not be feasible to improve Adams Street to a width greater than 3 lanes, however this does not preclude some additional intersection improvements on Adams Street at 84th Street. Possible funding for Adams Street, 70th to 84th Streets starting in 2008. The proposal does not conform with Land Use Plan as identified in the Comp Plan.
11. *70th & O Street* - Obviously this location is in the service limits. Although this proposed commercial development does not appear to be a concern we do not know the specifics of this proposal. Access to this site will be restricted to right - in right-out as a result of its proximity to O Street. The proposal does not conform with Land Use Plan as identified in the Comp Plan.
12. *27th/Yankee Hill & 40th/Rokeby Rd.* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed commercial development. It appears that the major entrance to the shopping center along 40th Street is located at the half mile point. The future roadway network in this area is identified in the current Comp Plan. The proposal does not conform with Land Use Plan as identified in the Comp Plan.  
**TIER I, PRIORITY A**
13. *NW 48th & Holdrege Streets* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed commercial development. The future roadway network in this area is identified in the current Comp Plan. Access to NW 48th Street needs to be addressed. The proposal does not conform with Land Use Plan as identified in the Comp Plan.  
**TIER I, PRIORITY B**
14. *SW 56th & West O Streets* - Under the current Comp Plan the area is in the service limit. We currently do not know the specifics of this proposed industrial development. Access to SW 56th and also West O Streets Street needs to be addressed. Currently SW 40th Street from "O" to "A" Streets is being studied to determine the impacts of closing SW 40th Street at BNSF railroad tracks, which

# Memorandum



**To:** Duncan Ross, Planning  
**From:** Dennis Bartels, Public Works and Utilities  
**Subject:** Comprehensive Plan Amendments  
**Date:** September 12, 2002R  
**cc:** Randy Hoskins  
Nicole Fleck-Tooze

The Short Term Planning Section of Engineering Services has the following comments concerning the 2002 Comprehensive Plan Amendments:

1. Proposal #1 to extend water to 4100 Southwest 56th is recommended for denial because of the anticipated expense to extend water and provide adequate pressure to provide service to this limited area. The area also cannot be served with public sanitary sewer for an indeterminate amount of time.
2. The proposed commercial for 84th and Havelock in Proposal #9 is located at least partially in the flood plain. At least portions of this area were not anticipated to be served by the Regent Heights trunk sewer although as constructed, it appears at least portions of the area can be served by gravity sewer service subject to how the area is graded and filled.
3. The proposed commercial/residential proposals for east of 84th between South Street and Van Dorn Street are both located in Stevens Creek. The sewerability of these areas is questionable in regard to downstream capacity of existing sewers and the grading and fill that would be required to provide gravity sewer service. Any service to these areas would not meet design standards.

PUBLIC WORKS AND  
UTILITIES DEPARTMENT



**MEMORANDUM**

**Date:** August 15, 2002

**To:** Mike DeKalb

**From:** Nicole Fleck-Tooze

**Subject:** *Comprehensive Plan Amendment Nos. 02001 & 02002*  
2025 Comprehensive Plan Land Use Proposals  
E-3 Addition to 2025 Comprehensive Plan

**cc:** Allan Abbott, Ben Higgins, Devin Biesecker  
Duncan Ross

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**Amendment No. 02001**

The E-3 Urban Growth Zone will be part of our next Watershed Master Plan for the Stevens Creek basin. Proposals A and B are in the uppermost part of the basin outside of the floodplain, but will need to be considered for future stormwater runoff relative to both quantity and quality of water. Stevens Creek in general will be challenging for watershed planning both from the perspective of completing a master plan in advance of development as well as projecting effects on the watershed from future urban growth beyond the 25 year planning period. We will take into consideration any existing land use designations and will also need to project beyond the planning period to accommodate future urban growth in our model.



**Amendment No. 02002**

**Proposals 1-3, 7, 10-11, 13.**

No Comment.

**Proposal 4.**

There is a pond proposed in this area based upon the Stevens Creek Watershed Plan. We understand that the Lower Platte South NRD is providing comments related to this issue.

**Proposal 5.**

There are some wetlands in this area identified on the National Wetlands Inventory. There may also be some unmapped floodplain associated with the tributaries. While the existing Green Space designation is most compatible with these elements, without a layout it is difficult to determine whether the area could accommodate residential development without impacts.

#### **Proposal 6.**

This area includes a tributary to Haines Branch with an unmapped floodplain. Development of this site for low density residential use has the potential to impact this unmapped floodplain, but it could be preserved. This tributary appears to have a drainage area that would require the preservation of a minimum flood corridor per the stormwater standards.

#### **Proposal 8.**

The proposed Industrial land use designation is not compatible with the floodplain. As you have noted, the majority of this site is within the 100-year floodplain and within an Agricultural Stream Corridor designation. Riparian floodplains and stream corridors are included as one of the Core Resource Imperatives in the 2025 Comprehensive Plan. A review of this proposal by the Building and Safety Department has indicated that the proposed ethanol plant would not be allowed within the FEMA-mapped 100-year floodplain. To permit the ethanol plant, the entire 100-year floodplain in this area would have to be filled, the City would have to sign off on a Conditional Letter of Map Revision and a Letter of Map Revision would have to be approved by FEMA removing the area from the mapped floodplain. This process may or may not be feasible.

The 2025 Comprehensive Plan assumed that in areas not already designated for urban development, future development would be located outside of the floodplain. In addition, the Plan recognizes the importance of preserving flood storage and conveyance and that the Mayor's Floodplain Task Force is charged with recommending revisions to the existing floodplain standards. Page F-87 of the Comprehensive Plan notes that: *"there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas."*



#### **Proposal 9.**

A portion of this area is within land designated as Green Space in the floodplain of Stevens Creek. Green space is more compatible with floodplain than a commercial land use designation, per the comments regarding Proposal No. 8, above. This area is also part of the Salt Valley Heritage Greenway identified in the Comprehensive Plan as a continuous open space loop around Lincoln.

#### **Proposal 12.**

This area is included in the Southeast Upper Salt Creek Watershed Master Plan Area. There is a floodplain along the tributary that drains to the SW through this subdivision and a secondary tributary which is not shown on the FEMA maps, but has been mapped through our basin master planning process. We have been working with the developer to try to keep the floodplain in this area open and to potentially designate a regional retention pond along the secondary tributary. It is difficult to determine from the land use designation and boundaries whether the proposed land use change would adversely impact the ability to accomplish this. Nevertheless, these elements are important considerations for the watershed.

#### **Proposal 14.**

A portion of this site is in the 100-year floodplain. It is difficult to make a distinction relative to compatibility with the floodplain on the basis of commercial vs. industrial land use. There are certainly industrial uses which are significantly less compatible with the floodplain than others. The future zoning of this site and whether a use permit is required will be of greater importance for this consideration.

## INTER-DEPARTMENT MEMORANDUM

DATE: August 14, 2002

TO: Mike DeKalb, Planning Department

FROM: Mark Bauer, Public Works & Utilities - Wastewater

SUBJECT: Comp. Plan Amendment # 02002

COPIES: Allan Abbott, Steve Masters, Gary Brandt

### Proposal 1

This area lies within the Haines Branch drainage basin (SW-2 sub-basin). Sewer service to this area, or any area within this basin that is west of the current service area around the State Regional Center, will require the construction of a new trunk sewer system from the Salt Creek trunk sewer near South 3<sup>rd</sup> and Van Dorn. The distance from this location to the proposed area is approximately 4 miles. The existing Haines Branch sewer system was originally designed to serve only the current service area. Proposed development in the south, southwest and west tributaries of Salt Creek will all use the future capacity of the Salt Valley Relief Sewer. The proposal area is beyond the 25-year planning period.

### Proposal 2a and 2b

Modification of the land use designations for the UN-L campuses should not have an impact on the wastewater system. Any changes in use or density that might affect system capacity will have to be addressed on a case-by-case basis.

### Proposal 3

This area lies within the Hickman Branch drainage basin of Salt Creek. It is beyond the Tier 3 area, and beyond the planning period for wastewater improvements. Wastewater has no long-range plans to provide service to this basin.

### Proposal 4

This area is within the E-4 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

### Proposal 5

This area is within the E-5 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

### Proposal 6

This area is within the SW-2 sub-basin of Haines Branch. Future wastewater service to this area would require extension of a Haines Branch trunk sewer that is beyond the 25-year

planning period. Comments similar to Proposal 1.

Proposal 7

This area is within the N-6 sub-basin of the northeast Salt Creek area. Wastewater service to this area would require the construction of a new Little Salt Creek trunk sewer system, west from the Northeast treatment facility, to eventually serve each of the "N" sub-basins. This area is beyond the 50-year planning period.

Proposal 8

This area is well beyond even the Tier 3 planning area. It is unlikely that this location could ever be served by Lincoln's wastewater system, and would more likely be served by Waverly.



Proposal 9

This area could probably be served by the Regent Heights/Northern Lights trunk sewer; it appears to be within the service area for this main. A detailed survey and grading plan may be necessary to determine which areas can be served by a gravity sewer.

Proposal 10

This location is also within the service area of the Regent Heights/Northern Lights trunk sewer. It can be served by the existing sewer to the south that crosses 84<sup>th</sup> St.

Proposal 11

This location can be served by an existing sewer in 70<sup>th</sup> St. on the south side of "O" St.

Proposal 12

This square mile section lies primarily within the S-2 sub-basin, although a portion of the northwest corner of the property is within the S-1 sub-basin, and can be served by extension of existing sewers on the opposite corner of S. 27<sup>th</sup> and Yankee Hill. The remainder of the property will require the extension of the Upper Salt Creek trunk sewer, which is identified as project # 6e in the proposed 2002-2008 CIP.

Proposal 13

This area is close to the ridge line between the Oak Creek and Middle creek basins (NW-1 and NW-2 sub-basins). The NW-2 area can be served by the Oak Creek sewer system, by extending existing sewers in the Ashley Heights development to the north. The NW-1 area will require future extension of the West "O" trunk sewer system to the west and the north in order to provide sewer service.

Proposal 14

This location is also within the NW-1 sub-basin. Sewer service to this area will require the extension of the West "O" trunk sewer, which currently terminates at SW 40<sup>th</sup> St. Project # 12a in the proposed 2002-2008 CIP will extend this sewer to approximately SW 48<sup>th</sup> St.

# Memo

To: Mike DeKalb - Planning  
From: Nick McElvain - LWS  
Date: August 13, 2002  
Subject: Comp Plan Amendment 02002

LWS has the following comments on the proposed amendments as follows:

1. Water Service to 4100 S.W. 56<sup>th</sup> Street. - To serve this property with water, approximately 3.5 miles of 16" main or larger would be required. Estimated cost of \$1.75 million. Without other customers connected, stagnant water would be a serious operational problem. This proposal is beyond proposed 25 year LWS service area.
2. Modify land use on UNL campuses - This proposal would have no affect on LWS. LWS would like to request that UNL include master metering of Downtown Campus.
3. S. 82<sup>nd</sup> & Roca Road - This proposal is beyond proposed 25 year LWS service area.
4. S 112<sup>th</sup> & Old Cheney Road - This proposal is beyond proposed 25 year LWS service area.
5. S. 112<sup>th</sup> & Pine Lake Road - This proposal is beyond proposed 25 year LWS service area.
6. S. W. 70<sup>th</sup> & W. Van Dorn - This proposal is beyond proposed 25 year LWS service area.
7. N. 84<sup>th</sup> & Waverly Road - This proposal is beyond proposed 25 year LWS service area.
8. Hwy 6 & 162<sup>nd</sup> Street - This proposal is beyond proposed 25 year LWS service area. You may wish to contact Waverly to see if they plan to extend their utilities that far.
9. 84<sup>th</sup> & Havelock - This area is already served by LWS. Adjacent mains in Havelock Ave should be extended by this developer.
10. N 84<sup>th</sup> & Adams - LWS mains are available west of 80<sup>th</sup> in Adams, and at Leighton near 84<sup>th</sup>. Adjacent mains in Adams and possibly 84<sup>th</sup> should be extended by this developer.
11. 70<sup>th</sup> & "O" - Adjacent mains are available.
12. 27<sup>th</sup> & Yankee Hill to 40<sup>th</sup> & Rokeby Road - This area has been designated by LWS's Master Plan to be served by the Southeast Pressure District. No adjacent mains are available. A 30 main needs to be constructed in Yankee Hill from 56<sup>th</sup> to 27<sup>th</sup> This is a future CIP project. Adjacent 24 and 16 inch mains should be extended by this developer.
13. N. W. 48<sup>th</sup> & W. Holdrege - An adjacent 16 inch main is in the current CIP and is proposed for construction early in 2003. This developer will be required to pay a connection fee proportional to their frontage on the new main.

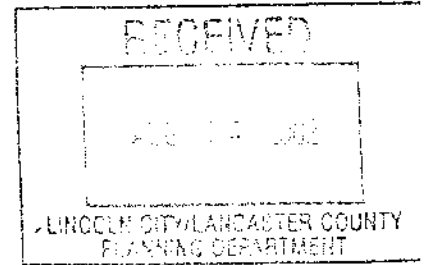
# RURAL WATER DISTRICT NO. 1

LANCASTER COUNTY, NEBRASKA

P.O. BOX 98 • 310 FIR STREET

BENNET, NEBRASKA 68317

PHONE 782-3495



August 9, 2002

Mike DeKalb  
Linc.-Lanc. Planning Dept.  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

Mike,

At the present time it is uncertain what implications the proposed changes Amendment number 02002 we will have with our water district. If the designated areas experience growth it is possible our existing lines will reach their capacity. At that time an assessment will be made to determine which lines will need to be increased.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Halvorsen".

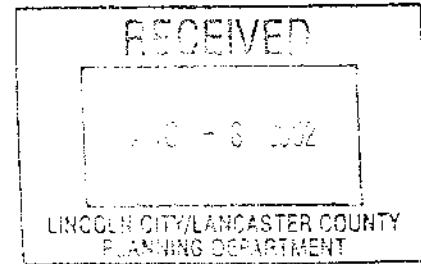
Kenneth Halvorsen  
District Manager  
L.R.W.D. #1

# **LFR MEMO**

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**TO:** Mike DeKaib  
**FROM:** DC John Huff *JA*  
**DATE:** August 8, 2002  
**SUBJECT:** Comp Plan Amendments 2002  
**COPIES TO:** file

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I have reviewed the proposed comprehensive Plan Amendments No 02002 2025 Comprehensive Plan Land Use Proposals.

Current facilities and resources are not adequate to support the needs for all of these proposed annexations, and will require additional facilities, units, and personnel as detailed below:

1. The department currently has proposed a new facility near south 56 & Pine Lake Rd. If built and staffed, this facility will adequately serve this proposal.
2. Current facilities and staff are adequate.
3. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
4. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
5. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
6. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
7. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.



8. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
9. Current facilities and staff are adequate.
10. Current facilities and staff are adequate.
11. Current facilities and staff are adequate.
12. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
13. The department currently has proposed relocating fire station 11 at 3400 West Luke. If built and staffed, this facility will adequately serve this proposal.
14. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.

## CASS COUNTY RURAL WATER DISTRICT NO 2

PO BOX 195  
108 SOUTH 4TH STREET  
ELMWOOD, NEBRASKA 68349

MANAGER: Bob West

Phone 402/994-2555  
Cellular 402/430-9680  
Fax 402/994-2550  
Clerk: Faye Berry

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July 30, 2002

✓ Mike DeKalb, Interim Planning Director  
Lincoln City-Lancaster County Planning Dept.  
555 So. 10th Street  
Lincoln, NE 68508

Re: Comprehensive Plan Amendment No. 02002  
2025 Comprehensive Plan Land Use Proposals

Dear Mike,

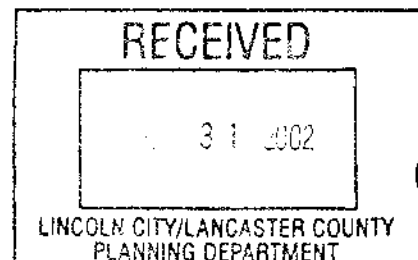
You requested a response by August 14, 2002 to your July 24, 2002 Memorandum, even if these proposals will not have an impact on us.

This is to inform you that the proposals will not have an impact on us and we will not attend the August 16th meeting.

Please contact us, if you have any questions and concerns.

Sincerely,

*Faye*  
Faye K. Berry  
Clerk



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